



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
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PLANNING BOARD

**AMENDED
NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD
Conference Room A – Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, November 9, 2015**

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7:00 p.m. Regular Meeting

1. PUBLIC INPUT

2. ACTION ITEMS

- A. Draft Decision: SP 2015-11 – Homefield Credit Union – 86 Worcester Street – Sign Relief
- B. Administrative Modification of Follette Street Solar Project (SP 2012-6) – Grafton Water District
- C. Approve Dates for 2016 Planning Board Meeting Schedule

3. REVIEW AND DELIBERATION

- A. Special Permit and Site Plan Approval for Solar Facility (2015-13) – 207 Providence Road – CEC Solar #1056 LLC (Applicant) / Robert and Karen Kell (Owner)

4. Staff Report

- A. Proposed Landscape Plan Revisions – Hilltop Self Storage and Solar Facility (SP 2015-2 & 3) – 100 Milford Road
- B. Update on Tufts University – Knoll Site Solar Project – Review of Geotechnical Summary Letter from Graves Engineering, Inc.

5. Bills

6. Minutes of Previous Meetings

- A. Open Session Minutes of October 26, 2015

7. Correspondence

8. Reports from Planning Board Representatives on Town Committees and CMRPC

9. Ongoing Items

Grafton Planning Board
Meeting Agenda
November 9, 2015

10. PUBLIC HEARINGS

- A. (7:30 p.m.) Modification of a Definitive Subdivision Plan Application – “Grafton Hill” Subdivision – 12 Clearview Street – Westerly Side Grafton LLC (Applicant/Owner)** - A public hearing to consider an application for modification of a previously endorsed and recorded definitive subdivision containing 23 lots at the property located in a Residential (R40) zoning district.
- B. 7:30 p.m.) Major Residential Special Permit (MRSP 2014-10) – “Village at Institute Road” Subdivision – D. & F. Afonso Builders (Applicant/Owner)** – A public hearing on an application for a Major Residential Special Permit and Preliminary Plan for a Residential Development (46-lot Conventional / 48-lot Flexible) on property located at 100 Westboro Road, as shown on Grafton Assessors Map 12, Lot 22. The property is located in both an Office / Light Industrial (OLI) and Residential 20 (R20) zone. (Continued from 10/26/2015)

11. Any other items which may lawfully come before the Board

12. Vote to Extend Duration of Meeting beyond 10:00 p.m. (if necessary)

13. Adjournment